150.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,400 / 753,400
					USE VALUE:	753,400 / 753,400
					ASSESSED:	753,400 / 753,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT-CASSONE GILLIAN K	
Owner 2:	CASSONE STEPHANIE N	
Owner 3:		
Street 1:	51 KENILWORTH RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	SOLOVAY DANIEL M/CATHERINE F -
Owner 2:	-
Street 1:	51 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,093 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 2406 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4093.000	319,200		434,200	753,400
Total Card	0.094	319,200		434,200	753,400
Total Parcel	0.094	319,200		434,200	753,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.09 | /Parcel: 313.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 99093

GIS Ref

GIS Ref

Insp Date 06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0003-0015.0

!11745!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,200	0	4,093.	434,200	753,400	753,400	Year End Roll	12/18/2019
2019	101	FV	250,200	0	4,093.	407,100	657,300	657,300	Year End Roll	1/3/2019
2018	101	FV	250,200	0	4,093.	336,500	586,700	586,700	Year End Roll	12/20/2017
2017	101	FV	250,200	0	4,093.	309,400	559,600	559,600	Year End Roll	1/3/2017
2016	101	FV	250,200	0	4,093.	282,300	532,500	532,500	Year End	1/4/2016
2015	101	FV	233,400	0	4,093.	276,800	510,200	510,200	Year End Roll	12/11/2014
2014	101	FV	233,400	0	4,093.	257,300	490,700	490,700	Year End Roll	12/16/2013
2013	101	FV	233,400	0	4,093.	244,800	478,200	478,200		12/13/2012

PRINT

Date	Time
12/11/20	01:53:00

LAST REV

Date	Time
05/29/19	14:13:15

danam

11745

USER DEFINED

Prior Id # 1:	99093
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLOVAY DANIEL	71809-489		10/29/2018		750,000	No	No		
VILLA THEODORE	51246-338		5/30/2008		476,500	No	No		
VILLA MARY ANN	22012-33		5/6/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2019	79	New Wind	16,675	C				
10/27/2014	1424	Re-Roof	8,235					Strip and re-roof.
9/29/2014	1274	Renovate	39,707		9/29/2014			Add 2 rooms in att
5/4/2011	387	Porch	13,055					REPL 1ST FLOOR POR

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	TTL REFUSAL	HS	Hanne S
10/30/2008	Meas/Inspect	355	PATRIOT
1/20/2000	Inspected	277	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4093		Sq. Ft.	Site		0	80.	1.33	9									434,231						434,200	

Total AC/HA: 0.09396 | Total SF/SM: 4093 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 434,231 | Spl Credit | Total: 434,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15687907
Const Adj.:	0.99989998
Adj $ / SQ:	144.595
Other Features:	83800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433763
Depreciation:	114513
Depreciated Total:	319249

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

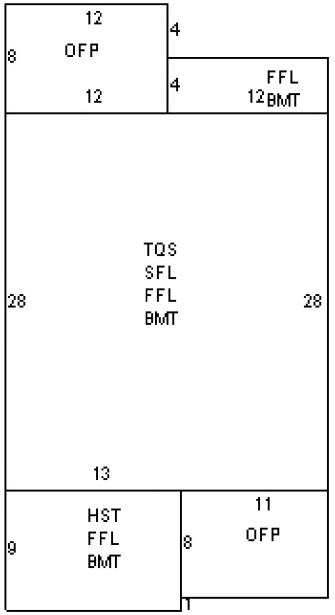
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.60
Special Features:	0	Val/Su Net:	103.20
Final Total:	319200	Val/Su SzAd	154.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	837	54.660	45,748
FFL	First Floor	837	144.600	121,026
SFL	Second Floor	672	144.600	97,168
TQS	3/4 Story	504	144.600	72,876
OFP	Open Porch	184	25.460	4,686
HST	Half Story	59	144.600	8,459

Net Sketched Area:	3,093			Total:	349,963
Size Ad	2071.5	Gross Are	3319	FinArea	2406

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	